

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, February 22, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **January 19, 2021**
[January 19, 2021](#)
2. **February 8, 2021**
[February 8, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

3. **PA-2-21 10225 Jefferson Highway**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 3-21

[Application](#) [Staff Report](#)

4. **Case 3-21 10225 Jefferson Highway**

To rezone from Single Family Residential (A1) to Light Commercial One (LC1) on property located on the northeast corner of the intersection of Jefferson Highway and Bea Drive, on Lot 25 of Jefferson Heights Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-2-21

[Application](#) [Staff Report](#)

5. **PA-3-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**

To amend the Comprehensive Land Use Plan from Commercial to Employment Center on property located east of Pecue Lane, north of I-10, on a portion of Lot 4-B-1-A of Leon R. Kleinpeter, Sr. Estate. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 6-21

[Application](#) [Staff Report](#)

6. **Case 6-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**

To rezone from Heavy Commercial (C2) to Commercial Warehousing Three (CW3) on properties located on the east side of Pecue Lane, north of Interstate Highway 10, on a portion of Lot 4-B-1-A and the remaining portion of Lot 3, Leon R. Kleinpeter Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to Case 6-21

[Application](#) [Staff Report](#)

7. **Case 2-21 8300-8500 Picardy Avenue**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Picardy Avenue, east of Mancuso Lane, on a portion of Tract BB-1-B-1 of B. F. Carroll Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 4-21 9783 Greenwell Springs Road**

To rezone from Light Commercial One (LC1) to Neighborhood Commercial (NC) on property located on the north side of Greenwell Springs Road, east of Joor Road, on Lot 1.25 AC of L. D. Alford Tract. Section 26, T6S R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **ISPUD-4-21 Equestrian Court Residential Development**

Proposed low density single family lots on property located northwest of the intersection of Jefferson Highway and Cameron Avenue, northeast of the intersection Jefferson Highway and S. Carrolton Avenue, on Lot 3 and a portion of Lots 4-A-1 and 4-B-2 of the Goodwood Place Subdivision. Section 90, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

10. **PUD-1-21 Eliza Garden Concept Plan**

A proposed low density single family residential neighborhood, and common open space on property located south of Burbank Drive, east side of Sehdeva Memorial, on Tract A-3-3-B of Chatsworth Plantation Property. Section 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

11. **RV-1-21 Shadows Bend Drive Revocation**

Proposed revocation of a public street right-of-way to dedicate as a private street, within the Highland Shadows Subdivision (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

12. **RV-2-21 The Cloister**

Proposed revocation of a 40 foot public drainage right-of-way, between Lot 1 of the Cloister Subdivision, 1st Filing and Lot 28 of Jefferson Place, 1st Filing (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

13. **SPUD-2-19 Valencia Park, Revision 1**

Revise an existing SPUD for the internal rearrangement of parking, located south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Tract A of Suburb Gracie Subdivision, Square 10. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

14. **PUD-5-04 Phase 5, Pelican Lakes, Final Development Plan**
 Proposed low density single family residential use on property located on the south side of Burbank Drive and west side of Pelican Lakes Parkway, on a portion of Tract B-1-A-2-A of the T.P. Stuckey Tract Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
15. **PUD-4-12 Shoot Point Blank, The Greens at Millerville, Final Development Plan**
 Proposed indoor firing/shooting range with educational center, club, and one new lot on property located on the west side of Millerville Road and north of Interstate 12, on a portion of Parcel B of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **PUD-2-19 Siegen Terrace, Phase 1, Final Development Plan**
 Proposed office development on property located north of Goldfinch Drive and Thrush Drive, south of Interstate 10, on a portion of a 11.374 Acre Tract of the Terrace Land Company, Inc. Property. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
17. **TND-1-07 Belfluer Street Extension, Rouzan, Final Development Plan**
 Proposed extension of existing Belfleur Street in accordance with approved Concept Plan on property located on the south side of Perkins Road and east side of Rouzan Avenue, on a portion of remaining Tract RZ-3-D-1-A-1 (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
18. **S-1-21 Knoll Creek**
 Proposed major subdivision located east of Bankers Lane, and north of George O'Neal Road, on Tract 2-A-1-A-1 of the Donald Gomez Property (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)
19. **SS-2-21 Joann Johnson & Carolyn Phares Tract**
 Proposed small subdivision with a private street located west of Liberty Road, and south of Peairs Road, on Tract A of the Joann Johnson and Carolyn Phares Tract (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)

20. **SP-4-21 Distribution Center**
Proposed distribution center located north of Florida Boulevard, and east of Airline Highway, on Tract JC-1, Goudchaux Site, Wilson’s Site, Developer’s Site, Mervyn’s Site, Dillard Site and Sears Site of Cortana Mall (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum requirements of the Unified Development Code for Planning Commission consideration, contingent on PA-1-21 and Case 5-21 being approved by the Metropolitan Council
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN